



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

**MICHAEL F. GLAVIN**  
**EXECUTIVE DIRECTOR**

**PLANNING DIVISION**

**STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
SARAH LEWIS, *SENIOR PLANNER*  
SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*  
ALEX MELLO, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**MEMBERS**

ORSOLA SUSAN FONTANO, *CHAIR*  
RICHARD ROSSETTI, *CLERK*  
DANIELLE EVANS  
ELAINE SEVERINO  
JOSH SAFDIE  
ANNE BROCKELMAN, *ALT.*  
POOJA PHALTANKAR, *ALT.*

**ZONING BOARD OF APPEALS AGENDA**

**Aldermanic Chambers, 2<sup>nd</sup> Floor City Hall, 93 Highland Avenue, Somerville, MA**  
**Wednesday, April 19, 2017**  
**6:00 P.M.**

**Previously Opened Cases that are Requesting a Continuance**

<b>17 Porter Street: (Case #ZBA 2016-90)</b>	
Applicant:	Daniel & Amanda Casparriello
Property Owner:	Daniel & Amanda Casparriello
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owners, Daniel and Amanda Casparriello, seek a Special Permit under SZO §4.4.1 to substantially alter an existing non-conforming structure by adding additions, decreasing the front yard setback, and increasing FAR, parking relief under SZO §9.13, and a Variance for ground coverage. RB zone. Ward 5.
Date(s) of Hearing(s):	9/21, 10/5, 11/2, 11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 15, 2017 to continue the application to April 19, 2017.
Current Status:	The Applicant submitted a written request to continue the application to May 3, 2017.

<b>31 Porter Street: (Case #ZBA 2016-119)</b>	
Applicant:	31 Porter Street, LLC
Property Owner:	31 Porter Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 31 Porter Street, LLC, seeks Special Permits under SZO §7.3 to increase the maximum number of dwelling units per lot from three to eight, Special Permit to extend existing non-conformities under §4.4.1 and parking relief under §9.13 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 15, 2017 to continue the application to April 19, 2017.
Current Status:	The Applicant submitted a written request to continue the application to May 3, 2017.

### **Previously Opened Cases to be Heard**

<b>21 Cherry St: (Case #ZBA 2016-25)</b>	
Applicant:	Mouhab Rizkallah & Lacourt Foundation, LLC
Property Owner:	Mouhab Rizkallah & Lacourt Foundation, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Mouhab Rizkallah and Lacourt Foundation, LLC, respectively, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming 6-unit structure on an undersized lot. The applicant also seeks parking relief under SZO §9.1.3. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/8, 6/22, 8/17, 9/21, 10/19, 11/16, 12/7/16, 1/18/17, 2/1, 2/15, 3/1, 3/15, 4/5, 4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 5, 2017 to continue the application to April 19, 2017.
Current Status:	Will be heard on April 19, 2017.

<b>640 Mystic Avenue: (Case #ZBA 2017-15)</b>	
Applicant:	Linda Pingiaro
Property Owner:	N/A
Agent:	Philip H. Cahalin, Esq.
Legal Notice:	Applicant, Linda Pingiaro, individually and as a Trustee of 48-50 Ash Avenue Condominium Trust, seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 from a decision by the Inspectional Services Department to refuse to stop work under a building permit issued for a residential structure at 640 Mystic Ave. The property owner is 640 Mystic Avenue LLC (previous owner El Camino LLC). BB Zone.
Date(s) of Hearing(s):	4/5, 4/19
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on April 5, 2017 to continue the application to April 19, 2017.
Current Status:	Will be heard on April 19, 2017.

<b>16-18 Washington Terrace: (Case #ZBA 2017-24)</b>	
Applicant:	Theodore J. Poppitz and Victoria K. Choitz
Property Owner:	Theodore J. Poppitz and Victoria K. Choitz
Agent:	Adam Dash, Esq.
Legal Notice:	Applicants and Owners, Theodore J. Poppitz and Victoria K. Choitz, seek a Special Permit under SZO §4.4.1 to make alterations to the nonconforming structure, a Special Permit under §7.3 and §7.11.2.b for a special residential conversion from a two-family dwelling into a three-family dwelling, and a Special Permit under §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	4/5, 4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 5, 2017 to continue the application to April 19, 2017.
Current Status:	Will be heard on April 19, 2017.

### **New Cases to be Opened and Heard**

<b>7 Montgomery Ave: (Case #ZBA 2015-98)</b>	
Applicant:	Charles Zammuto & James Langley
Property Owner:	Charles Zammuto & James Langley
Agent:	Sean O'Donovan
Legal Notice:	Applicant/Owner, Charles Zammuto & James Langley, seek a Special Permit under SZO §4.4.1 to demolish a non-conforming 3-car garage and replace with a new 2-story 3-bedroom single-family home with parking relief for 1 vehicle under SZO §9.13. RB zone. Ward 4.
Date(s) of Hearing(s):	4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
Current Status:	Will be heard on April 19, 2017.

<b>337 Somerville Ave: (Case #ZBA 2016-116-R1-0317)</b>	
Applicant:	BwB – Square
Property Owner:	GNJ Real Estate Holdings, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant BwB – Square & Owner GNJ Real Estate Holdings, LLC seek revision to special permit 2016-116 by making minor structural changes and changing the originally approved use provisions. Changes include increased square footages for arts, retail, and food related services in the following manor: 9,999sf will be retail, 7,500sf will be restaurant with alcohol, fast food uses, and outdoor seating accessory to all food establishments, 3,300sf will be catering, 3,000-4,999sf will be dedicated arts and maker space. The courtyards will be used for varies types of programming. NB & CCD 55 zones. Ward 2.
Date(s) of Hearing(s):	4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
Current Status:	Will be heard on April 19, 2017.

<b>59 Berkeley Street: (Case # ZBA 2016-83-R1-0317)</b>	
Applicant:	Jon M. DeMartinis
Property Owner:	Jon M. DeMartinis
Agent:	N/A
Legal Notice:	Applicant and Owner, Jon M. DeMartinis, seeks a revision to a Special Permit under §5.3.8 of the SZO in order to add a shed dormer, finish basement space for Unit 1 (therefore increasing the FAR (SZO §4.4.1), and modifying a condition of the previous Special Permit. RA zone. Ward 3.
Date(s) of Hearing(s):	4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
Current Status:	Will be heard on April 19, 2017.

<b>15 College Hill Avenue: (Case #ZBA 2017-21)</b>	
Applicant:	Charles Casassa
Property Owner:	Laurel Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Charles Casassa, and Applicant, Laurel Street, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by raising the roof and increasing the FAR, and a Special Permit under Article 9 of the SZO for parking relief. RA zone. Ward 7.
Date(s) of Hearing(s):	4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
Current Status:	Will be heard on April 19, 2017.

<b>12 College Hill Avenue : (Case #ZBA 2017-22)</b>	
Applicant:	Charles Casassa
Property Owner:	Laurel Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Charles Casassa, and Applicant, Laurel Street, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by raising the roof and increasing the FAR, and a Special Permit under Article 9 of the SZO for parking relief. RA zone. Ward 7.
Date(s) of Hearing(s):	4/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
Current Status:	Will be heard on April 19, 2017.

**Other Business:**